

Accessory Dwelling Units

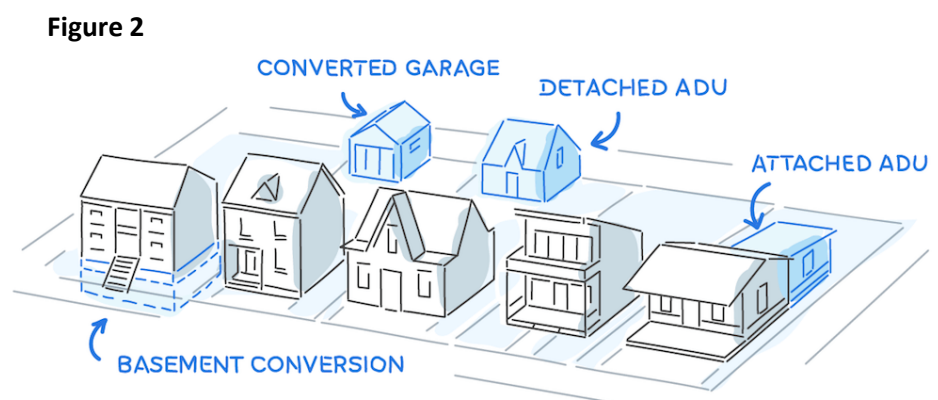
Central Point citizens, look out! Exciting times are coming. The population of the City continues to rise, giving it the title as a leading growth hub in the Rogue Valley. However, not all new inhabitants are ready or able to rent from the residential single family home base. Similarly, many alternative rental options are either unavailable, outside of town, or just too expensive. The goal is to make the City a place in which individuals can grow up, live as adults, and comfortably raise children of their own without housing standing in their way. What might the next step be to ensure that this cycle remains intact? The answer is rather illusive, but efforts are underway to combat the issue.



Figure 1 Bourne, J. (2018, November 03). *New Regulations Boost Interest In Accessory Dwelling Units In Santa Clara.*
<https://www.svvoice.com/new-regulations-boost-interest-in-accessory-dwelling-units-in-santa-clara/>

Accessory dwelling units (ADU's) are described in the City's Zoning Code Section 17.08 as, "an attached or detached unit that provides complete independent living facilities and that serves as an accessory use to a primary single dwelling unit." These structures are typically developed in the backyard of pre-existing single family homes by property owners, and can be used for a variety of reasons including extra income, a starting rental for grown children, or even a home for family members with critical illnesses who need continued help. Regardless of the reason, the benefits have made it a popular option to alleviate some of the housing pressure across the country.

Pioneering cities in the ADU movement have continued to discover that there is an increasing demand for their development, and that it is an innovative solution that promotes infill development without greatly impacting the aesthetic beauty of a community. As shown in Figure 2, there are a number of ways to approach the development of an ADU.



Lampert, M. (2018). *INFOGRAPHIC - Pros and Cons of Different ADU Types.*
<https://www.murraylampert.com/uploads/infographic-pros-cons-different-adu-types.png>

Some include the conversion of a single floor of a home into an accessory dwelling, while others may be accessory structures that have been repurposed. Likewise, if there is enough space in a backyard, it is

possible to make additions to existing structures by creating a new detached or attached unit. The options are almost limitless, but that does not necessarily mean that they aren't limited by code standards.

Although ADU's are often encouraged, they are gated off by a layer of red tape, fees, and codified language that can rule it out as a viable option for single family homeowners. The City has a goal to remove some of this red tape, making it a pleasant prospect for more homeowners while ensuring the physical and organizational integrity of neighborhoods.

The City has prepared draft code amendments to CPMC 17.77 in regards to accessory dwelling units, which were discussed at the August 6th Planning Commission meeting. The Planning Commission and City Council will conduct public hearings later this summer to receive additional public input. These amendments are currently directed towards three main goals:

1. To streamline code to promote efficiency and public understanding.
2. To increase the possible maximum gross floor area of ADU's for owners with small homes or limited backyard areas.
3. To minimize off street parking requirements that may otherwise inhibit ADU development.

Has this made you reconsider ADU development yet? Although the proposed amendments are still in the works, it is an important step towards the organized infill of existing lands, and may prove to be increasingly beneficial for homeowners and renters alike. To learn more, visit <https://www.centralpointoregon.gov/cd/project/accessory-dwelling-unit-adu-code-amendments>